

STAND. COM. REP. NO. **3727**

Honolulu, Hawaii

APR 05 2024

RE: H.B. No. 2090
H.D. 1
S.D. 2

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Judiciary, to which was referred H.B. No. 2090, H.D. 1, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Beginning January 1, 2025, allow residential uses in areas zoned for commercial use to be considered permitted under certain circumstances; and
- (2) Require, no later than January 1, 2025, each county to adopt or amend its ordinances to allow for adaptive reuse of existing commercial buildings in the county's building codes.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Office of Housing of the City and County of Honolulu, one member of the Kaua'i County Council, Housing Hawai'i's Future, Hawai'i Association of REALTORS, Building Owners and Managers Association Hawai'i, Hawaii Young Republicans, Grassroot Institute of Hawaii, Democratic Party of Hawai'i, Building Industry Association Hawaii, Maui Chamber of Commerce, Land Use Research Foundation of Hawaii, and six individuals.



Your Committee received testimony in opposition to this measure from Hawaii's Thousand Friends and two individuals.

Your Committee received comments on this measure from the Disability and Communication Access Board and American Institute of Architects Hawaii.

Your Committee finds that the aftermath of the coronavirus disease 2019 pandemic and trends in remote work have resulted in historically high vacancy rates and an underutilization of commercial space and office buildings. Your Committee believes that allowing the development of housing in commercial districts and encouraging the repurposing of older commercial buildings that are underutilized due to market conditions or functional obsolescence will expand the State's housing inventory while also creating more vibrant communities. This measure will increase the State's supply of housing by adapting commercial spaces for residential uses.

Your Committee has amended this measure by:

- (1) Making it effective on January 1, 2025; and
- (2) Making a technical, nonsubstantive amendment for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Judiciary that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2090, H.D. 1, S.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as H.B. No. 2090, H.D. 1, S.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Judiciary,

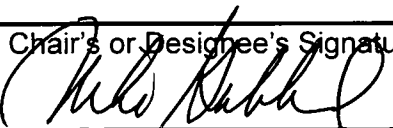


KARL RHOADS, Chair



The Senate
 Thirty-Second Legislature
 State of Hawai'i

Record of Votes
Committee on Judiciary
JDC

Bill / Resolution No.:*	Committee Referral:	Date:		
HB 2090 HD/SDI	GVO/WTL, JDC	04/02/24		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)	✓			
ELEFANTE, Brandon J.C.	✓			
SAN BUENAVENTURA, Joy A.	✓			
AWA, Brenton				✓
TOTAL	4	—	—	1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes